

March 27, 2026

Wallis Meshier, Executive Director
Planning & Services Department
City of Killeen
200 East Avenue D
Killeen, Texas 76541

RE: Santa Fe Planned Unit Development (PUD) Request – Approximately 302 Acres Located Near N. Roy Reynolds Drive and Roy Smith Drive

Dear Ms. Meshier,

As the authorized representative of the owner of approximately 302 acres of land located near the intersection of N. Roy Reynolds Drive and Roy Smith Drive in Killeen, Texas (the “Property”), I respectfully submit this request for approval of the Santa Fe Planned Unit Development (PUD). The request is organized consistent with the City’s zoning application requirements.

Reason for Request and Proposed Use of the Property

The purpose of the PUD is to establish a coordinated development framework that allows both residential and industrial uses on the Property in a manner consistent with the City’s long-term land use plan. The proposed development consists of approximately 171 acres of residential development and park/open space and approximately 131 acres of industrial development. The residential component is anticipated to include approximately 536 single-family and two-family lots, developed under a single-family base district framework with two-family uses permitted pursuant to the PUD standards. The residential areas will include internal open space and privately maintained parkland. The industrial component will allow uses permitted in the M-1 district, subject to limited exclusions, and is anticipated to accommodate approximately 1.2 million square feet of industrial and related employment space.

Impact on Surrounding Properties

The proposed PUD is designed to create an orderly transition between surrounding zoning districts and existing development patterns. As shown on the City’s zoning map, the Property is adjacent to existing residential zoning (SF-2 and R-2) and manufacturing zoning (M-1 and M-2). The industrial portion of the Property is oriented along and fronting N. Roy Reynolds Drive, a major roadway, consistent with existing M-1 and M-2 zoning in the area. Locating the industrial component along this corridor provides appropriate access and visibility while minimizing impacts to interior residential areas. The residential component is located adjacent to existing residential zoning and neighborhoods, creating continuity in development pattern and scale. The PUD includes screening, landscaping, setback, and street layout provisions to ensure that the industrial and residential components are appropriately

separated and buffered. As designed, the development will not create incompatible land use impacts and will be supported by existing and planned infrastructure serving the area.

Consistency with the Future Land Use Map (FLUM)

The City's Future Land Use Map designates the Property for Residential Mix and Industrial uses, as depicted on the adopted FLUM. The proposed PUD directly implements these designations by allocating residential development to the Residential Mix portions of the Property and industrial development to the areas designated Industrial. Accordingly, the requested PUD is consistent with the FLUM and advances the Comprehensive Plan's objectives of providing housing variety, supporting economic development, and ensuring compatible transitions between land uses.

For these reasons, the owner respectfully requests approval of the Santa Fe Planned Unit Development as submitted.

Sincerely,

Joseph Theirot
Republic Engineering
Authorized Representative for Owner